

MEMORANDUM

MAY 10, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 62 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	6		1		
Back Bay	3				
Beacon Hill					
Charlestown					
Chinatown					
City Proper	3				
Dorchester	9		1		2
East Boston		2			2
Fenway	1				
Government Center					
Hyde Park	5				
Jamaica Plain	1		2		
Kenmore					
Mattapan	2				
North End	1				1
Roslindale	2				
Roxbury	7		2		
South Boston	7	1			
South Cove					
South End	1				
West Roxbury					

Allston-Brighton

- Approval Z-13431. 31 Duval St. One family dwelling.
- Denial Z-13674. 23-25 Hooker St. Three family dwelling.
w/o
Prejudice
- Approval Z-13902. 1686 Commonwealth Ave. Auto and commercial uses.
- Approval Z-13780 27 Brayton Rd. One family dwelling.
- Approval Z-13776- 64 Nonantum St. Retaining wall; parking.
Denial Z-13777.
w/o
Prejudice
- Approval Z-13808. 215 Harvard Ave. Offices.
- Approval Z-13784. 475 Centre St. Gas service station.

Back Bay

- Approval Z-13741. 333-335 Newbury St. Take out restaurant.
- Approval Z-13752. 72 Marlborough St. Deck; storage.
- Approval Z-13947. 120-126 Newbury St. Secretarial School.

City Proper

- Approval Z-13750- 54-70 Broad St. Take out restaurant.
Z-13751.
- Approval Z-13782. 56-72 School St. Flagpoles.
- Approval Z-13862. 37 Union St. Take out restaurant.

Dorchester

- Approval Z-13739. 87 Waldeck St. Three family dwelling.
- Approval Z-13744. 23-23A Sargeant St. Two family dwelling.
- Approval Z-13745. 50-52 Lucerne St. Two family dwelling.
- Approval Z-13757. 1750-1758 Dorchester Ave. Take restaurant, four apartments.

Denial w/o Prejudice	Z-13759.	22-24 Merrill St. Two family dwelling.
Approval	Z-13765.	7 Linclon St. Two family dwelling.
Approval	Z-13775.	8 King St. Two family dwelling.
Deferral	Z-13783.	85 Willow St. Three family dwelling.
Approval	Z-13641.	58-58A Msgr. P.J. Lydon Way. Three family dwelling.
Approval	Z-13826.	65R Boston St. Increase storage capacity.
Approval	Z-14066.	46-50 Alpha Rd. Three family dwelling.
Deferral	Z-13824.	51 Sawyer Ave. Four family dwelling.

East Boston

Denial	Z-137764.	20 Trident St. Offices.
Denial	Z-13923.	30-32 Porter St. Automatic telephone switchline station.
Deferral	Z-13790.	440 Wm. F. McClellan Hwy;. Sign.
Deferral	Z-13818- Z-13819.	276-286 Bennington St. Function hall.

Fenway

Approval	Z-13821.	50 Binney St. Addition.
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Hyde Park

Approval	Z-13760.	19 Brush Hill Ter. Dormer.
Approval	Z-13771.	7 Shelby St. Four apartments.
Approval	Z-13812.	222 Huntington Ave. Three family dwelling.
Approval	Z-13950.	70 Oak St. Front porches.
Approval	Z-14004- Z-14006.	17-21 Pleasantview St. One family dwellings.

Jamaica Plain

Denial w/o Prejudice Z-13742. 328 Centre St. Four family dwelling.

Approval Z-13762. 42 School St. Addition.

Denial w/o Prejudice Z-13746-Z-13747. 18-20 Fisher Ave. and 17-19 Wensley st. Two family dwellings.

Mattapan

Approval Z-13758. 100 Hazelton St. Three family dwelling.

Approval Z-13811. 1557 Blue Hill Ave. Dress shop.

North End

Deferral Z-13763. 57-63 Fulton St. Dormer.

Approval Z-13781. 330A-332 North St. Retail space to residential.

Roslindale

Approval Z-13770. 20 Johnswood Rd. One family dwelling.

Approval Z-13962. 51 Paine St. One family dwelling.

Roxbury

Approval Z-13691. 90 West Cottage St. Five family dwelling.

Denial w/o Prejudice Z-13740. 130 Marcella St. Six apartments.

Approval Z-13766. 483-487 Blue Hill Ave. Offices.

Approval Z-13769. 168-170 Northampton St. Lodging House.

Denial w/o Prejudice Z-13774. 1023-1025 Tremont St. Four family dwelling.

Approval Z-13779. 1002-1004 Tremont St. Take out restaurant.

Approval Z-13767. 17 Parker Hill Ave. Penthouse
 Approval Z-13785. 19 Rockville Park. Two family dwelling.
 Approval Z-14047. 1800 Columbus Ave. Day care, office structure.

South Boston

Approval Z-13761. 3 Baker Court. Addition.
 Approval Z-13676. 127-129 D Street. Artists' studio.
 Approval Z-13788. 697 East Eighth St. Two family dwelling.
 Approval Z-13810. 7-9 Bay State Place. Two family dwelling.
 Denial Z-13807. 47 Preble St. Auto storage.
 Approval Z-14008. 728 East Eighth St. Enclose porch.
 Approval Z-14063. 233-235 Bolton St. Rear deck.
 Approval Z-14056. 322-324 E St. Five family dwelling.

South End

Approval Z-13778. 7 Worcester Square. Three family dwelling.

BOARD OF APPEAL REFERRALS

Hearing

May 10, 1990

1. Z-13431	5/8/90	31 Duval Street, Brighton
2. Z-13641	5/29/90	58-58A Msgr. P.J. Lydon Way, Dorchester
3. Z-13674	5/8/90	23-25 Hooker Street, Allston
4. Z-13676	5/8/90	127-129 D Street, South Boston
5. Z-13691	5/8/90	90 West Cottage Street, Roxbury
6. Z-13739	5/8/90	87 Waldeck Street, Dorchester
7. Z-13740	5/8/90	130 Marcella Street, Roxbury
8. Z-13741	5/22/90	333-335 Newbury Street, Boston
9. Z-13742	5/8/90	328 Centre Street, Jamaica Plain
10. Z-13744	5/8/90	23-23a Sargent Street, Dorchester
11. Z-13745	5/8/90	50-52 Lucerne Street, Dorchester
12. Z-13746-13747	5/8/90	18-20 Fisher Avenue & 17-19 Wensley Street, Jamaica Plain
13. Z-13750-13751	5/15/90	54-70 Broad Street, Boston
14. Z-13752	5/8/90	72 Marlborough Street, Boston
15. Z-13757	5/8/90	1750-1758 Dorchester Avenue, Dorchester
16. Z-13758	5/8/90	100 Hazleton Street, Mattapan
17. Z-13759	5/15/90	22-24 Merrill Street, Dorchester
18. Z-13760	5/15/90	19 Brush Hill Terrace, Hyde Park
19. Z-13761	5/15/90	3 Baker Court, South Boston
20. Z-13762	5/15/90	42 School Street, Jamaica Plain
21. Z-13763	5/15/90	57-63 Fulton Street, Boston
22. Z-13764	5/15/90	20 Trident Street, East Boston
23. Z-13765	5/15/90	7 Lincoln Street, Dorchester
24. Z-13766	5/15/90	483-487 Blue Hill Avenue, Mattapan

BOARD OF APPEAL REFERRALS

May 10, 1990

	<u>Hearing</u>	
25. Z-13767	5/15/90	17 Parker Hill Avenue, Roxbury
26. Z-13769	5/15/90	168-170 Northampton Street, Roxbury
27. Z-13770	5/15/90	20 Johnswood Road, Roslindale
28. Z-13771	5/15/90	7 Shelby Street, East Boston
29. Z-13774	5/29/90	1023-1025 Tremont Street, Boston
30. Z-13775	5/22/90	8 King Street, Dorchester
31. Z-13776-13777	5/22/90	64 Nonantum Street, Brighton
32. Z-13778	5/22/90	7 Worcester Square, Boston
33. Z-13779	5/22/90	1002-1004 Tremont Street, Roxbury
34. Z-13780	5/22/90	27 Brayton Road, Brighton
35. Z-13781	5/22/90	330a-332 North Street, Boston
36. Z-13782	5/22/90	56-72 School Street, Boston
37. Z-13783	5/22/90	85 Willow Court, Dorchester
38. Z-13784	5/22/90	475 Centre Street, Jamaica Plain
39. Z-13785	5/22/90	19 Rockville Park, Roxbury
40. Z-13788	5/22/90	697 East Eighth Street, South Boston
41. Z-13790	5/29/90	440 Wm. F. McClellan Hwy., East Boston
42. Z-13807	5/29/90	47 Preble Street, South Boston
43. Z-13808	5/29/90	215 Harvard Avenue, Allston
44. Z-13810	5/29/90	7-9 Bay State Place, South Boston
45. Z-13811	5/29/90	1557 Blue Hill Avenue, Mattapan
46. Z-13812	5/29/90	222 Huntington Avenue, Hyde Park
47. Z-13818-19	5/29/90	276 Bennington Street, East Boston
48. Z-13821	5/29/90	50 Binney Street, Boston
49. Z-13824	5/29/90	51 Sawyer Avenue, Dorchester
50. Z-13826	5/29/90	65R Boston Street, South Boston

BOARD OF APPEAL REFERRALS

May 10, 1990

Hearing

51. Z-13862	5/15/90	37 Union Street, Boston
52. Z-13902	5/15/90	1686 Commonwealth Avenue, Brighton
53. Z-13923	5/15/90	30-32 Porter Street, East Boston
54. Z-13947	5/22/90	120-126 Newbury Street, Boston
55. Z-13950	5/29/90	70 Oak Street, Hyde Park
56. Z-13962	5/29/90	51 Paine Street, Roslindale
57. Z-14004-14006	5/15/90	17-21 Pleasantview Street, Hyde Park
58. Z-14008	5/22/90	728 East Eighth Street, South Boston
59. Z-14047	N/S	1800 Columbus Avenue, Roxbury
60. Z-14056	5/15/90	322-324 E Street, South Boston
61. Z-14063	5/15/90	233-235 Bolton Street, South Boston
62. Z-14066	5/29/90	46-50 Alpha Road, Dorchester

Hearing: 5/8/90 Z-13431
Donald F. Laffey
31 Duval Street, Brighton

Site: 2507 Square Feet of Land

District(s): Residential (R-8)

Purpose: Erect Single Family Dwelling.

Violation(s): Insufficient lot area, front, rear yards.

VOTED: In reference to petition Z-13431, Donald F. Laffey, 31 Duval Street, Brighton, for four variances to erect one-family dwelling in a residential (R-8) district, the Boston Redevelopment Authority recommends approval. Proposed single family home, in which appellant intends to reside, is appropriate in density for this neighborhood of one- and two-family dwellings. Yard violations are not untypical of area development patterns. Appellant should consider including larger windows on the second floor front elevation to break the monotony of the facade and add more light to the bedrooms. The same would hold true for the rear elevation on both floors.



2-13431

31 DUVAL STREET, BRIGHTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13641
Martin Ward
58-58A Msgr. P.J. Lydon
Way
Dorchester

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, off street parking.

Excessive building height.

VOTED: In reference to petition Z-13641, Martin Ward, 58-58A Msgr. P.J. Lydon Way, Dorchester, for forbidden use and six variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval. Existing condition for many years; compatible with two- or three-family neighborhood.



2-13641 58-58A MSGR. P.J. LYDON WAY, DORCHESTER

Hearing: 5/8/90 Z-13674
Emily Scannell
23-25 Hooker Street,
Allston

Site: 2½ Story Structure

District(s): Residential (R-.8)

Purpose: Change occupancy from two to three family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage,
front yard, off street parking

Excessive floor area

IPOD

VOTED:

In reference to petition Z-13674, Emily Scannell, 23-25 Hooker Street, Allston, for forbidden use and seven variances for change of occupancy from two to three family dwelling in a residential (R-.8) IPOD, the Boston Redevelopment Authority recommends denial without prejudice. Although appellant's financial hardship is understandable in this instance, proposed basement unit and increase in density, in addition to the lack of sufficient off-street parking, make this appeal insupportable. This section of the North Allston subarea of the Allston-Brighton IPOD is already densely developed, adding as well to a severe shortage of parking facilities. Allston-Brighton PZAC recommended denial.



2-13674

23-25 HOOKER STREET, ALLSTON

Board of Appeal Referrals

5/10/90

4

Hearing: 5/8/90 Z-13676
Joyce McDaniel
127-129 D Street
South Boston

Site: One story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from public garage to
artist's studio

Violation(s): Artist's studio is forbidden use.

VOTED: In reference to petition Z-13676, Joyce McDaniel, 127-129 D Street, South Boston, for forbidden use for change of occupancy from public garage to artist's studio in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval with the following provisos: that hours of operation be limited to 8 a.m. to 8 p.m. Monday Through Saturday; that no exhibits nor shows be allowed; that any ventilation be via roof with minimal noise impact; that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property; that plans be submitted to the Authority for design review approval. Site is an existing one story brick building located at the corner of D and Baxter Streets formerly occupied by an auto repair shop. Located within a densely settled residential neighborhood which includes the West Broadway housing development, the proposed use with the above provisos will be less offensive than the former as it will effect less traffic as well as less noxious uses,



Z-13676 127-129 D STREET SOUTH BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13691
Eugene Lowe
90 West Cottage St.
Roxbury

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-13691, Eugene Lowe, 90 West Cottage Street, Roxbury, for change of occupancy from four- to five-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Existing use in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. PZAC voted support.



2-13691 90 WEST COTTAGE STREET, ROXBURY

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13739
Earlrick Herbert
87 Waldeck Street
Dorchester

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, off street parking.

Excessive floor area, building height.

VOTED: In reference to petition Z-13739, Earlrick Herbert, 87 Waldeck Street, Dorchester, for forbidden use and eight variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval. Proposal compatible with the surrounding three-family properties.



Z-13739

87 WALDECK STREET,

DORCHESTER

Hearing: 5/8/90 Z-13740
Frederick E. Fairfield Jr.
130 Marcella Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two to six apartments.

Violation(s): Dwelling converted for more apartment is forbidden use.
Insufficient lot area, open space, and off-street parking.
Interim Planning Overlay District.

In reference to petition Z-13740, Frederick E. Fairfield Jr., 130 Marcella Street, Roxbury, for forbidden use and three variances for change of occupancy from two to six apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The property is located in the Highland Park Subdistrict of the Roxbury IPOD. Proposed use is not consistent with the goals and objectives of the neighborhood. Six apartments gravely exceed the floor area ratio and plans as proposed will only result in substandard living conditions for the prospective tenants. The Highland Park Joint Development Association reviewed the plans and voted to deny the project because of its density.



8

Hearing:

5/29/90

Z-13741

Ed Feneuil Esq. Trust
333-335 Newbury Street
Boston

Site:

Four-story structure

District(s):

Genreal business (B-3-65)

Purpose:

Change occupancy from offices and store to same and take-out restaurant.

Violation(s):

Take-out restaurant is conditional use.

In reference to petition Z-13741 Ed Feneuil Esq. Trust 333-335 Newbury Street, Boston, for conditional use for change of occupancy from office and store to same and take-out restaurant in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: The hours of operation occur between 7:00 a.m. and 8:00 p.m.; The seating capacity not exceed eighteen; The garbage be frozen and stored in the freezer nightly, and picked up daily between 6:30 a.m. and 8:00 a.m. At no time shall the garbage be stored outside the premises; The applicant shall install and maintain a trash receptacle outside the premises on Newbury Street, as approved by the Back Bay Architectural Commission; A litter policy detail, along Newbury Street between Massachusetts daily; All paper products have the logo of the establishment; Deliveries and trash pick-up should not occur between the hours of 8:00 a.m. and 10:00 a.m. or 4:00 p.m. and 6:00 p.m. The Newbury Street League, the Back Bay Association, and the Neighborhood Association of the Back Bay are not opposed to this petition.



Z-13741

333-335 NEWBURY STREET, BOSTON

Hearing: 5/8/90 Z-13742
Pamela & Oriolis Soto
328 Centre Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, and open space.

Excessive floor area.

Interim Planning Overlay District.

In reference to petition Z-13742, Pamela & Oriolis Soto, 328 Centre Street, Jamaica Plain, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Proposed conversion to a four-family dwelling would be out of character with development patterns in the Hyde Square subarea of the Jamaica Plain IPOD, which consists overwhelmingly of three-family homes and local commercial uses. Furthermore, proposed fourth unit would be located in the basement, and no hardship has been advanced to justify granting of the appeal. JP Zoning Committee recommended denial without prejudice after appellant failed to appear twice.



CARDINAL
O'CONNELL
SEMINARY

TENNIS
COURTS

TENNIS
COURTS

DAY

MARK
STREET

STREET

CREIGHTON

BLESSED
SACRAMENT
SCHOOL

BLESSED
SACRAMENT
CHURCH

WYMAN

STREET

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MOZART

LOVELY
SCHOOL

STREET

PRISING
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ARMSTRONG
ST

AVENUE

Z-13742

328 CENTRE STREET,

JAMAICA PLAIN

CENTRE
ST
BAPTIST
CHURCH

BOLSTER
STREET

WYMAN
SCHOOL

FOREBES

ROCK
HILL
ROAD

TERMINI
AVENUE

STREET

PAUL GORE TER

SHERIDAN PL

STREET

STREET

STREET

HYDE
SQUARE

BARBARA
STREET

OAKVIEW
AVENUE

BOYLSTON

BELMORE
TERRACE

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13744
Thomas E. Sheedy
23-23A Sargent Street
Dorchester

Site: Vacant land

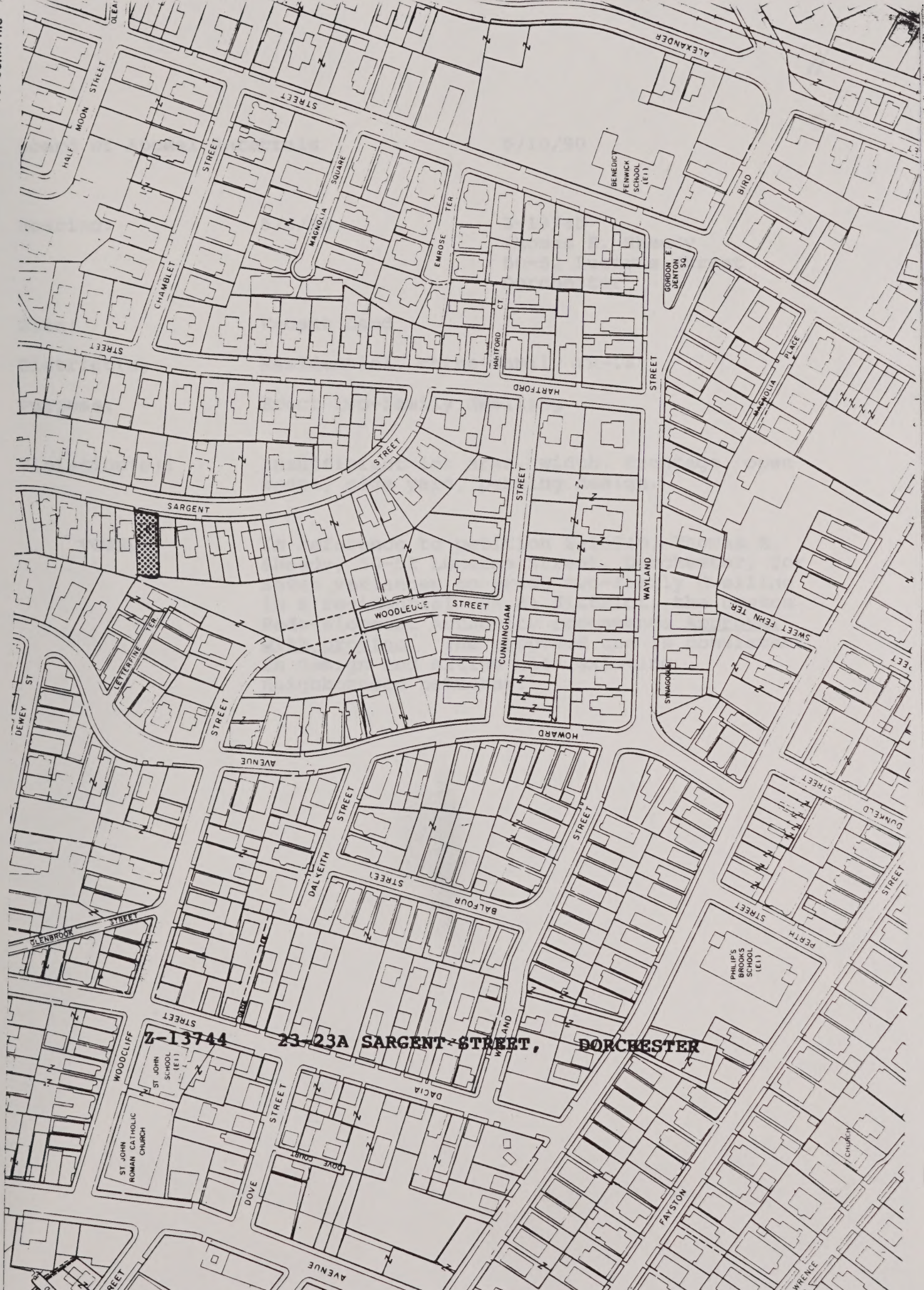
District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling

Violation(s): Insufficient lot area, width, frontage, side,
rear yards.

Excessive floor area.

VOTED: In reference to petition Z-13744, Thomas E. Sheedy, 23-23A Sargent Street, Dorchester, for six variances to erect two-family dwelling in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with following provisos: Project is consistent with goals and objectives of the Quincy-Genève subdistrict. Roxbury PZAC voted support.



7-13744

23-23A SARGENT STREET,

DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13745
Thomas E. Sheedy
50-52 Lucerne Street
Dorchester

Site: Vacant Land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling

Violation(s): Insufficient lot area, width, frontage, open space, side yard, parking design.

VOTED: In reference to petition Z-13745, Thomas E. Sheedy, 50-52 Lucerne Street, Dorchester, for seven variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval with proviso. The proposed use is consistent in design and siting with existing neighborhood patterns.



2-13745

50-52 LUCERNE STREET, DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13746 & Z-13747
Thomas E. Sheedy
18-20 Fisher Avenue
17-19 Wensley Street
Jamaica Plain

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two two-family dwellings

Violation(s): Insufficient lot area, width, frontage, open space, front, side, rear yards, off street parking.

VOTED: In reference to petition Z-13746 & Z-13747, Thomas E. Sheedy, 18-20 Fisher Avenue, 17-19 Wensley Street, Jamaica Plain, for sixteen variances to erect two two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends Denial without prejudice. Both sites are substantially undersized and trigger nine and seven violations respectively. Because of the steep slope of the terrain there is concern about the height of each structure which elevations can not be determined. Mission Hill PZAC has voted to deny without prejudice and invites the petitioners to meet with it and discuss their concerns.



2-13746-13747

18-20 FISHER AVENUE &
17-19 WENSLEY STREET, ROXBURY

BOSTON HOUSING
AUTHORITY

HEATH ST. DEVELOPMENT
MASS. 2-7

STACK

PARKING
HORAN WAY
AREA

PARKING
AREA

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Board of Appeal Referrals

5/10/90

Hearing: 5/15/90 Z-13750 & Z-13751
Bulfinch Bldg. Assoc.,
Ltd. Partnership
54-70 Broad Street
Boston

Site: 12 story structure

District(s): General business (B-10)

Purpose: Change occupancy from retail, offices, bank,
garage, restaurant to same and take out
restaurant.

Violation(s): Take out restaurant is conditional use.

VOTED: In reference to petition Z-13750, Bulfinch Building Associates, Limited Partnership, 54-70 Broad Street, Boston, for two conditional uses for change of occupancy from retail, offices, bank, garage, restaurant to same and take out restaurants in a general business (B-10) district, the Boston Redevelopment Authority recommends Approval with following provisos: that the business' logo is on all paper products, and that trash pick-up and deliveries shall not occur between the hours of 8:00 a.m. and 10:00 a.m. or 4:00 p.m. and 6:00 p.m. The proposed use is in character with the surrounding area and will not cause harm or injury to the neighborhood.



Z-13750-51 54-70 BROAD STREET, BOSTON

14

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13752
Matthias Donelan
72 Marlborough Street
Boston

Site: Five story structure

District(s): Apartment (H-3-65)

Purpose: Install rear deck and rear storage structure

Violation(s): Insufficient side, rear yards
Excessive use of rear yard

VOTED:

In reference to petition Z-13752, Matthias Donelan, 72 Marlborough Street, Boston, for three variances to install rear deck and rear storage structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends Approval with following provisos: that parking court remain uncovered; that plans be reviewed by Back Bay Architectural Commission. The legal use and occupancy of the subject property is for a single family dwelling. The petition seeks to enlarge an existing bay window and create a parking court in the rear of the building and erect a deck above the parking area. All new designs are in the style and period of the original house.

The Neighborhood Association of the Back Bay is opposed to this petition because of the additional density caused by the covered parking court.



Z-13752

72 MARLBOROUGH STREET, BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13757
Demetrios Balafas
1750-1758 Dorchester Ave.
Dorchester

Site: Two story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two apartments stores,
restaurant to four apartments stores, take
out restaurant; erect canopy; enclose rear
porches.

Violation(s): Take out restaurant is conditional use.

Dwelling converted for more families is
forbidden use.

Insufficient lot area, open space, rear yard.

Excessive floor area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13757, Demetrios
Balafas, 1750-1758 Dorchester Avenue,
Dorchester, for conditional use, forbidden
use and four variances for change of
occupancy from two apartments, stores,
restaurants to four apartments, stores, take
out restaurant in a local business (L-1)
Interim Planning Overlay District, the Boston
Redevelopment Authority recommends Approval
with following provisos: that permits have
been obtained for existing signage; that
signage plans be harmonious with existing
signs; that take out use extend to appellant
only and expire upon sale, lease, rental or
other disposition of property. The property
lies with the Peabody Square/Fields Corner
sub-district and satisfies the Goals and
objectives of the Dorchester Avenue Interim
Planning Overlay District. PZAC supports
with above provisos.



2-13757

1750-1758 DORCHESTER AVENUE

DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/8/90 Z-13758
Richard C. Cox
100 Hazelton Street
Mattapan

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

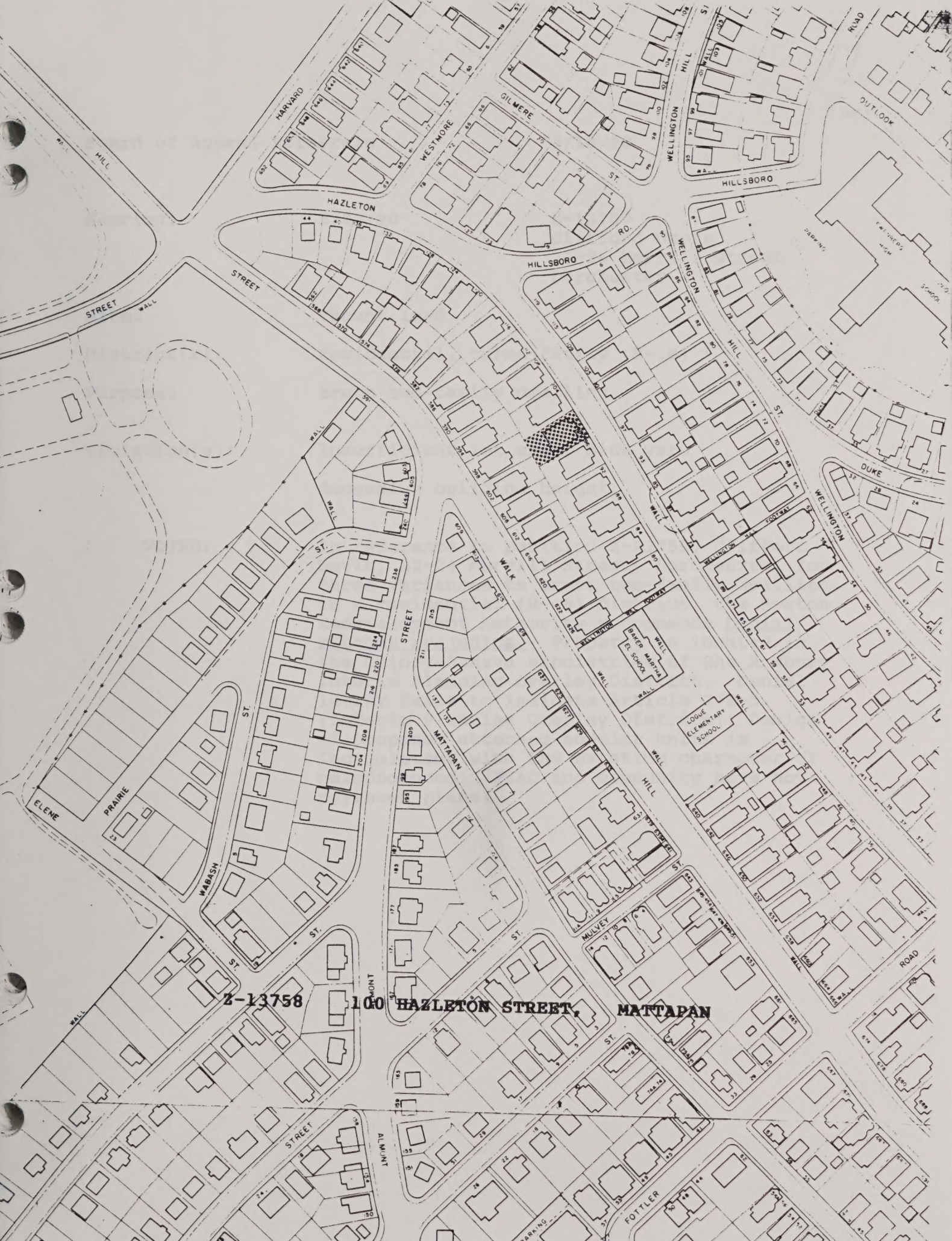
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden.

Insufficient lot area, width, frontage, front yard, off street parking.

Excessive floor area, building height.

VOTED: In reference to petition Z-13758, Richard C. Cox, 100 Hazelton Street, Mattapan, for forbidden use and eight variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval. Two and three family residential neighborhood. Abutters support.



2-13758

100 HAZLETON STREET,

MATTAPAN

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13759
Clifford Davis
22-24 Merrill Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling

Violation(s): Insufficient lot area, side yard
Excessive building height.

VOTED: In reference to petition Z-13759, Clifford Davis, 22-24 Merrill Street, Dorchester, for three variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Denial without prejudice. Property is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Denial letter fails to indicate Article 27E-5 (Interim Planning Overlay District); Design of proposed attached modular units is inconsistent with the existing character of neighborhood. PZAC and community have not reviewed plans.



Z-13759

22-24 MERRILL STREET,

DORCHESTER

Board of Appeal Referrals

5/10/90

18

Hearing: 5/22/90 Z-13760
James W. Shepard
19 Brush Hill Terrace
Hyde Park

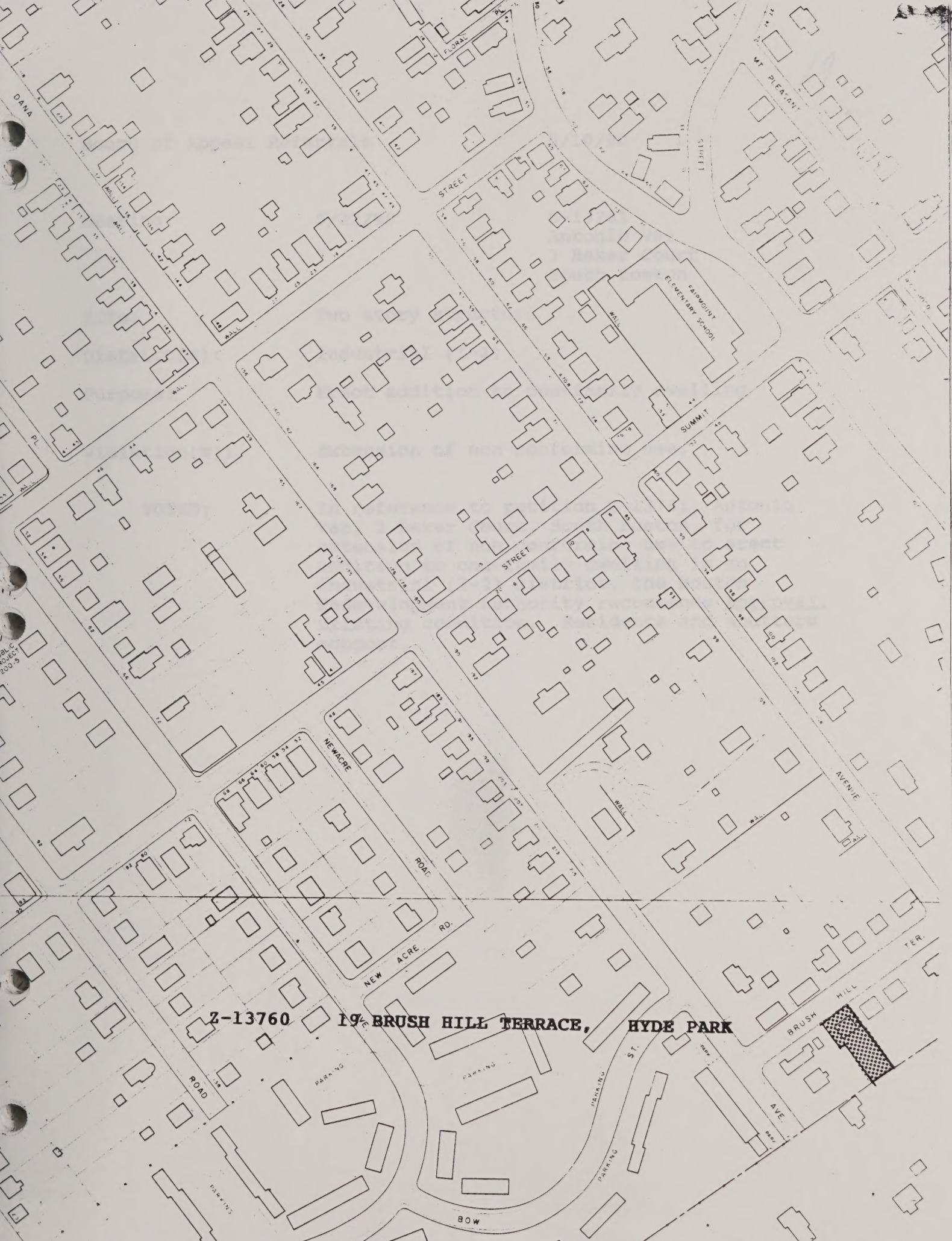
Site: 1 1/2 story structure

District(s): Single-family (S-.3)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-13760, James W. Shepard, 19 Brush Hill Terrace, Hyde Park, for variance to erect dormer addition in a single family (S-.3) district, the Boston Redevelopment Authority recommends Approval. Side yard deficiency will not be increased.



2-13760

19 BRUSH HILL TERRACE,

HYDE PARK

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13761
Antonio Vaz
3 Baker Court
South Boston

Site: Two story structure

District(s): Industrial (I-2)

Purpose: Erect addition to one-family dwelling

Violation(s): Extension of non conforming use.

VOTED: In reference to petition Z-13761, Antonio Vaz, 3 Baker Court, South Boston, for extension of non conforming use to erect addition to one-family dwelling in an industrial (I-2) district, the Boston Redevelopment Authority recommends Approval. Existing condition. Residents and abutters support.



STREET

MASSACHUSETTS

PARKING AREA

STACK

TANKS

PARKING AREA

WILLOW

BAKER

COURT

TANKS

COURT

GRAHAM

COURT

COURT

ENTERPRISE STREET

CLAPP

ENTERPRISE

COURT

FRANKLIN

Z-13761

3 BAKER COURT, SOUTH BOSTON

PARKING AREA

AVENUE

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13762
Ms. Sheila Watts
42 School Street
Jamaica Plain

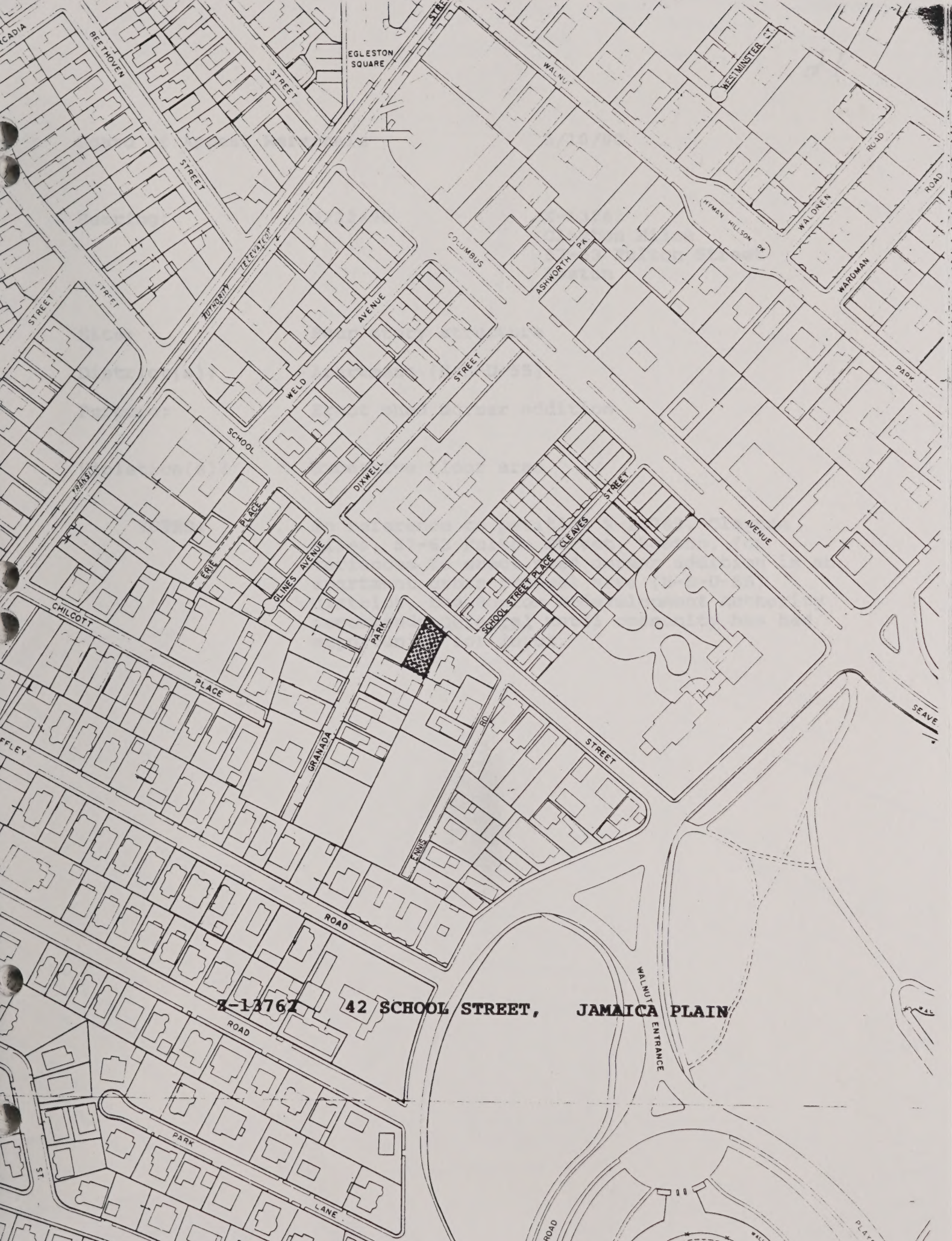
Site: Two story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect addition to one-family dwelling

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-13762, Ms. Sheila Watts, 42 School Street, Jamaica Plain, for variances to erect addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval. Proposed two-story addition has a slightly larger footprint than the existing one-story addition, which it will replace, and existing rear violation will not be increased. Addition is compatible with the main single-family structure, in which appellant resides, and will minimally affect the light and air quality of neighboring dwellings.



R-13767

42 SCHOOL STREET,

JAMAICA PLAIN

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13763
Clayton Miles
57-63 Fulton Street
Boston

Site: Four story structure

District(s): Apartment (H-5-U-55)

Purpose: Erect shed dormer addition

Violation(s): Excessive floor area

VOTED: In reference to petition Z-13763, Clayton Miles, 57-63 Fulton Street, Boston, for variances to erect shed dormer addition in an apartment urban renewal area (H-5-U-55) district, the Boston Redevelopment Authority recommends Deferral until community has had opportunity for input.



2-12763

57-63 FULTON STREET

BOSTON

Board of Appeal Referrals 5/10/90

Hearing: 5/22/90 Z-13764
New Medico Assoc., Inc.
20 Trident Street
East Boston

Site: 2 1/2 story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from laundromat and offices
to offices.

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-13764, New Medico Associates, Inc., 20 Trident Street, East Boston, for change of occupancy from laundromat and offices to offices in a local business (L-.5) district, the Boston Redevelopment Authority recommends Denial. Site is located in the Harborview subdistrict of the East Boston Interim Planning Overlay District currently occupied by a newly reconstructed building. It occupies most of the lot and faces out primarily onto Saratoga Street with an entrance on Trident Street. The building has been occupied by a laundromat but the owner proceeded to convert the space illegally until a stop work order was enforced. Occupants of the building are currently using all sidewalk areas for parking which essentially forces the pedestrian to walk onto the street if there is little room to pass the parked vehicle. The site and sidewalk areas have recently been repaved to accommodate such a parking arrangement. The proposal is incompatible with the Interim Planning Overlay District in several respects specifically those outlined in the goals and objectives of the Harborview subdistrict. Those passages where the proposal are considered incompatible are: to support compatible land uses and provide buffers between conflicting land uses, to assimilate changing development patterns into the existing neighborhood, to protect small local businesses from displacement. Appellant has disregarded the community process and has achieved the aforementioned

conflicts with the established goals and objectives by displacing a local business use beneficial to the large residential community.

26 WILSON STREET, EAST BOSTON

RESERVATION

J.H.L. NOYES PLAYGROUND



Z-13764

20 TRIDENT STREET, EAST BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13765
James P. Brady
7 Lincoln Street
Dorchester

Site: Three story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13765, James P. Brady, 7 Lincoln Street, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a local business (L-1) Interim Planning Overlay District; the Boston Redevelopment Authority recommends Approval. Property is situated in the Fields Corner subdistrict and meets the goals and objectives of the Interim Planning Overlay District. Dorchester Avenue PZAC supports.



2-13765 7 LINCOLN STREET, DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13766
N.D.C. of Grove Hall
483-487 Blue Hill Avenue
Roxbury

Site: Four story structure

District(s): General Business (B-1)

Purpose: Change occupancy from twelve apartments and stores to same and offices.

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-13766, N.D.C. of Grove Hall, 483-487 Blue Hill Avenue, Roxbury, for change of occupancy from twelve apartments and stores to same and offices in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Use is compatible with the Boulevard Planning District in the Quincy-Geneva Subdistrict of the Roxbury Interim Planning Overlay District. PZAC supports.



2-13766

483-487 BLUE HILL AVENUE, MATTAPAN

Hearing: 5/22/90 Z-13767
John Coppola
17 Parker Hill Avenue
Roxbury

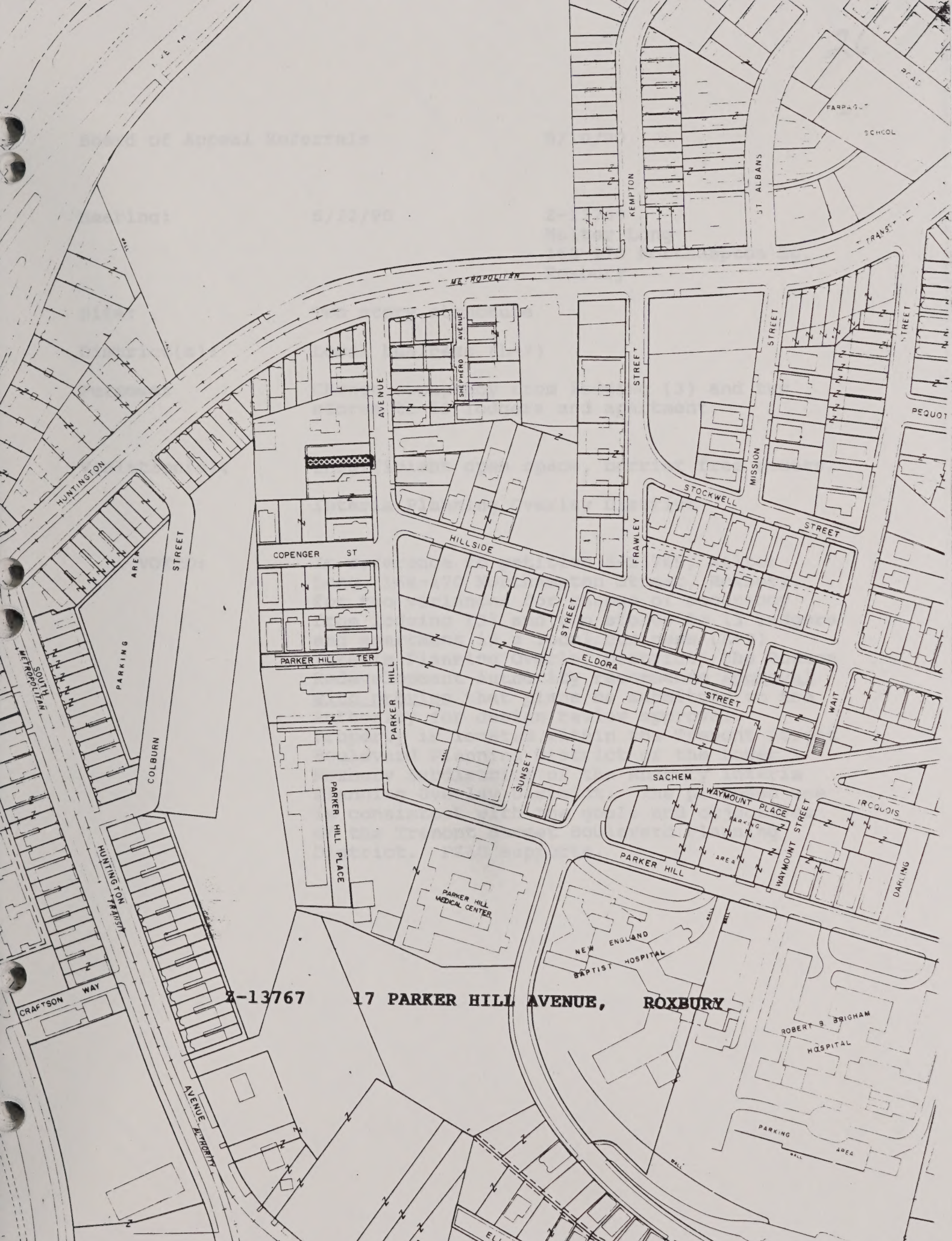
Site: Three-story structure.

District(s): Apartment (H-1)

Purpose: Erect penthouse addition.

Violation(s): Excessive floor area.
Insufficient side, and rear yards.

VOTED: In reference to petition Z-13767, John Coppola, 17 Parker Hill Avenue, Roxbury, for three variance to erect penthouse addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal will not be visible from street or adversely affect visibility of surrounding properties. No apparent opposition.



2-13767

17 PARKER HILL AVENUE, ROXBURY

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13769
Walter Long
168-170 Northampton St.
Roxbury

Site: Two story structure

District(s): Local business (L-2)

Purpose: Change occupancy from lodging (3) and two stores to 13 lodgers and apartment.

Violation(s): Insufficient open space, barrier free access.
Interim Planning Overlay District

VOTED:

In reference to petition Z-13769, Walter Long, 168-170 Northampton Street, Roxbury, for two variances for change of occupancy from lodging (3) and two stores to 13 lodgers and apartment in a local business (L-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for design review approval. Property is located within the Tremont Street Boulevard Planning District of the Lower Roxbury Subdistrict of the Roxbury Interim Planning Overlay District. The proposed use is consistent with the goals and objectives of the Tremont Street Boulevard Planning District. PZAC supports.



Z-13769 168-170 NORTHAMPTON STREET, ROXBURY

Hearing: 5/22/90 Z-13770
William Wong
20 Johnswood Road
Roslindale

Site: Vacant Land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking lot allowed within front yard nor within five fet of side lot line.

Insufficient lot area, width, frontage, side, and rear yards, and off-street parking.

VOTED: In reference to petition Z-13770, William Wong, 20 Johnswood Road, Roslindale, for eight variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Petitioners lot size is generally consistent with those of neighboring lots. He should be encouraged to reduce the width of the home by several feet to eliminate two side yard violations and provide more open space. Four neighbors have indicated their support of his proposal.



28

Board of Appeal Referrals

5/10/90

Hearing:

5/22/90

Z-13771

James Stella

7 Shelby Street

East Boston

Site:

Two story structure

District(s):

Apartment (H-1)

Purpose:

Change occupancy from offices and retail to four apartments.

Violation(s):

Insufficient lot area, open space.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13771, James Stella, 7 Shelby Street, East Boston, for three variances for change of occupancy from offices and retail to four apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Site is located in the Eagle Hill Subdistrict of the East Boston Interim Planning Overlay District and currently occupied by two story, flat roofed cinder block and brick structure. Garage door bays utilized for the previous auto related use have been bricked over. New windows and doors have recently been installed. Two finished and two unfinished residential units - existing condition. Shelby Street is a small stretch of road characterized by non descriptive residential units and several auto related uses. Proposed change of occupancy is in general compliance with the Interim Planning Overlay District in both the goals and objectives for the whole neighborhood but specifically for the Eagle Hill subdistrict. It is in compliance with the following goals and objectives: to support compatible adjacent land uses and encourage buffers between conflicting uses, to preserve the residential character of the subdistrict, to prohibit sub standard residential units and structural additions that inappropriately increase the density of the area. Proposed units are of substantial square footage and will add to

the residential base of the neighborhood while eliminating a previously troublesome auto related use from the border of this dense residential neighborhood. PZAC voted to approve this proposal - 4/24/90.



8-13771

7 SHELBY STREET, EAST BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13774
BHW Realty Trust
1023-1025 Tremont St.
Boston

Site: Four story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from two-family dwelling and store to four family dwelling and store.

Violation(s): Dwelling converted for more families is forbidden use.

Change in non conforming use.

Insufficient open space, off street parking.

Interim Planning Overlay District

VOTED:

In reference to petition Z-13774, BHW Realty Trust, 1023-1025 Tremont Street, Boston, for forbidden use, change in non conforming use and two variances for change of occupancy from two-family dwelling and store to four-family dwelling and store in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends Denial without prejudice. Property is located in a Boulevard Planning District in the Lower Roxbury Subdistrict of the Roxbury Interim Planning Overlay District. Concerns are: inadequate plans, unit and room sizes; access and egress.



Z-13774

1023-1025 TREMONT STREET,

BOSTON

Board of Appeal Referrals

5/10/90

30

Hearing: 5/29/90 Z-13775
Claire M. Lenane
8 King Street
Dorchester

Site: 2 1/2 story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13775, Claire M. Lenane, 8 King Street, Dorchester, for conditional use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Property is located within the Fields Corner Subdistrict of the Dorchester Avenue Interim Planning Overlay District. Existing condition at the time of purchase in 1986. PZAC supports.



Z-13775

8 KING STREET

DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13776 & Z-13777
James & Bridget Boyle
64 Nonantum Street
Brighton

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Replace retaining wall and raise height and grade; parking of three cars.

Violation(s): Excessive grade.

Off street parking not allowed in front yard nor within five feet of side lot line.

VOTED:

In reference to petition Z-13776 & Z-13777, James & Bridget Boyle, 64 Nonantum Street, Brighton, for two variances to replace retaining wall, raise height and grade and parking of three cars in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval of BZC #13776, the application to replace existing retaining wall, and denial without prejudice of BZC #13777, the application to park three cars in the front yard. The work proposed by these two applications has been completed. Nonantum Street is located in a hilly area and most dwellings are built on sloping lots, requiring construction and maintenance of retaining walls. The work done by appellant in this regard appears reasonable. Appellant has, however, black-topped his front yard to allow for parking of three vehicles. In addition, an existing curb cut was illegally widened with concrete fill. This represents a disturbing and excessive disregard for the urban design qualities of Nonantum Street in favor of increased ease of parking, as well as a blatant appropriation of the public street for private purposes. Appellant should be required to restore the curb to its original condition and re-apply for permission to park one or two cars in his front and side yards.



Z-13776-13777 64 NONANTUM STREET, BRIGHTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13778
Robert Rautenberg &
Richard Cook
7 Worcester Square
Boston

Site: Four story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area.

Insufficient open space, off street parking.

VOTED: In reference to petition Z-13778, Robert Rautenberg & Richard Cook, 7 Worcester Square, Boston, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends Approval. Conversion consistent with residential neighborhood. Strong community support.



Z-13778

7 WORCESTER SQUARE, BOSTON

SHERIDA SQUA

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13779
Carmen Stroschio
1002-1004 Tremont Street
Roxbury

Site: Three story structure

District(s): Local business (L-2)

Purpose: Change occupancy from six-family to two-family dwelling and take out restaurant.

Violation(s): Take out restaurant is conditional use.
Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13779, Carmen Stroschio, 1002-1004 Tremont Street, Roxbury, for conditional use and variance for change of occupancy from six-family to two-family dwelling and take out restaurant in a local business (L-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Property located in the Tremont Street Boulevard Planning District within the Lower Roxbury Subdistrict of the Roxbury Interim Planning Overlay District has been occupied as a two-family dwelling and pharmacy approximately fifty years. The proposed take out restaurant is consistent with the goals and objectives of the Tremont Street Boulevard Planning District. Any proposed dumpster should be enclosed and not visible to pedestrian. PZAC voted support.



7-13779

1002-1004 TREMONT STREET, ROXBURY

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13780
John J. & Karen B. Smith
27 Brayton Road
Brighton

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling

Violation(s): Insufficient lot area, width, frontage,
front, side, rear yards.

Excessive floor area.

VOTED: In reference to petition Z-13780, John J. & Karen B. Smith, 27 Brayton Road, Brighton, for seven variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends Approval. Although the subject lot is small (3277 square feet) and set backs insufficient, this project is consistent with neighborhood development pattern, density and architectural character. The front yard is consistent with the existing street wall on Brayton Road. A similar project was approved for the abutting property to the rear (66 Larch Street) in 1988. Because the property is located on a slope, proper drainage and retaining walls should be addressed by a qualified engineer.



Z-13780

27 BRAYTON ROAD, BRIGHTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13781
Tru Realty Trust
330A-332 North Street
Boston

Site: Five story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from 24 to 28 apartments

Violation(s): Insufficient open space

VOTED: In reference to petition Z-13781, Tru Realty Trust, 330A-332 North Street, Boston, for variance for change of occupancy from 24 to 28 apartments in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends Approval. Former ground floor retail space will be converted to four two-bedroom apartments.



13781

330A-392 NORTH STREET

BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13782
Parker House Assoc.
56-72 School Street
Boston

Site: 14 story structure

District(s): General business (B-8)

Purpose: Erect three projecting flag poles

Violation(s): Signage is conditional use.

VOTED:

In reference to petition Z-13782, Parker House Associates, 56-72 School Street, Boston, for conditional use to erect three projecting flag poles in a general business (B-8) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be reviewed by the Boston Landmarks Commission. Proposed flags are in keeping with the flags of other businesses on School Street and with the character of the neighborhood.



Z-13782

56-72 SCHOOL STREET

BOSTON

Board of Appeal Referrals

5/10/90

Hearing:

5/29/90

Z-13783
Donald Bullens
85 Willow Court
Dorchester

Site:

One story structure

District(s):

Industrial (I-2)

Purpose:

Erect two story addition; change occupancy from used car structure to three-family dwelling.

Violation(s):

Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, front yard.

VOTED:

In reference to petition Z-13783, Donald Bullens, 85 Willow Court, Dorchester, for forbidden use and six variances to erect two story addition and change occupancy from used car structure to three-family dwelling in an industrial (I-2) district, the Boston Redevelopment Authority recommends Deferral. Residents and abutters have concerns with respect to density and parking. Appellant should address and resolve concerns.



Z-13783

85 WILLOW COURT, DORCHESTER

Hearing: 5/29/90 Z-13784
Fred H. Morrison
475 Centre Street
Jamaica Plain
—
Site: Gas Service Station
District(s): Residential, two-family (R-.5) & Local business (L-.5)
Purpose: Erect one story addition
Violation(s): Extension of nonconforming use.
Insufficient side yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-13784, Fred H. Morrison, 475 Centre Street, Jamaica Plain, for extension of nonconforming use and variance to erect one story addition in residential (R-.5 & local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso: that appellant meet with Jamaica Plain Neighborhood Council Zoning Committee to discuss design issues as they relate to the Centre Street Boulevard Planning District, as well as landscaping along Pershing Road. Proposed expansion of this automotive service station will provide an opportunity to improve the appearance of appellant's property and operation.



Z-13784

475 CENTRE STREET, JAMAICA PLAIN

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13785
Candila Nunez
19 Rockville Park
Roxbury

Site: Two story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-13785, Candila Park, 19 Rockville Park, Roxbury, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval. Proposal is consistent with the Sav-Mor Subdistrict of the Roxbury Interim Planning Overlay District.



13785
19 ROCKVILLE PARK, ROXBURY

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13788
Stephen McNeil
697 East Eighth St.
South Boston

Site: Three story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-13788, Stephen McNeil, 697 East Eighth Street, South Boston, for forbidden use and three variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval. Proposal is consistent with two- and three-family residential neighborhood. No apparent negative impacts.



OLIVER HAZARD
PERRY
SCHOOL

STREET

STREET

PETERS STREET

MONKS STREET

SEVENTH

HARDY STREET

ROAD

STREET

EIGHTH

BARRET AVENUE
FLINT PLACE
BALMORAL PK

VIKING ST

STREET

2-13788

697 EAST EIGHTH STREET

SOUTH BOSTON

EAST

HATCH PLACE

NORCROSS PL

EAST

HATCH STREET

STREET

TICKNOR STREET

STREET

MARINE

STREET

HATCH

BATH

STREET

HOUGH

WILLIAM

COLUMBIA

YAD

WALL

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13790
Frederick M. Massaro, Jr.
440 Wm. F. McClellan
Highway
East Boston

Site: One story structure

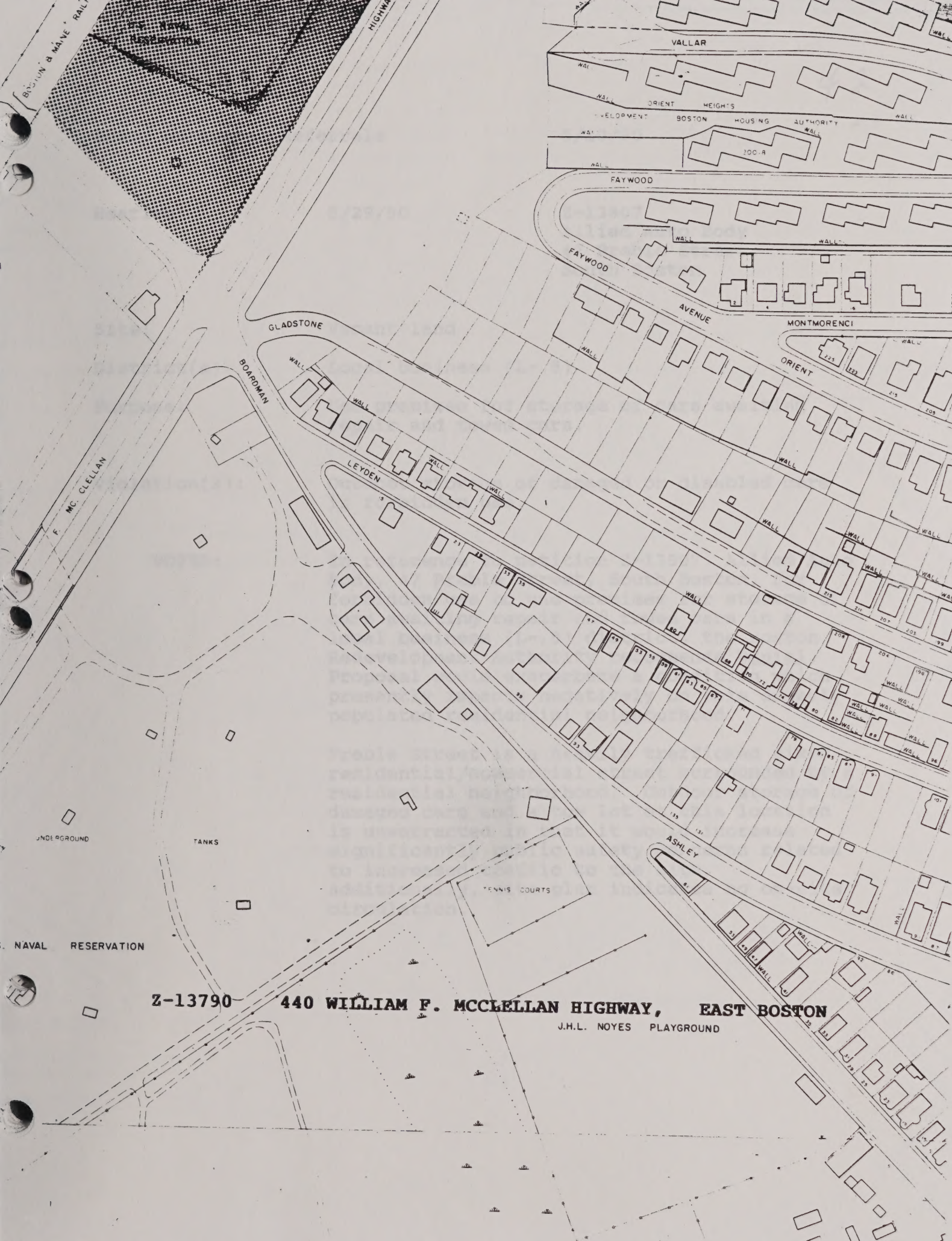
District(s): Industrial (I-2)

Purpose: Erect double faced free standing sign

Violation(s): Interim Planning Overlay District

VOTED:

In reference to petition Z-13790, Frederick M. Massaro, Jr., 440 Wm. F. McClellan, Highway, East Boston, to erect double faced free standing sign in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Deferral. The proposed billboard site is located in the McClellan Highway Subdistrict of the East Boston Interim Planning Overlay District. It is also located along the McClellan Highway Special Study Area. There is a tremendous amount of community concern regarding this case. A public hearing is scheduled for May 9, 1990. Appellant should present his case to the community for review prior to any Board of Appeal action.



BOSTON & MAINE RAIL

NAVY RESERVATION

HIGHWAY

VALLAR

ORIENT HEIGHTS

DEVELOPMENT

BOSTON

HOUSING

AUTHORITY

200-A

FAYWOOD

FAYWOOD

AVENUE

MONTMORENCI

ORIENT

GLADSTONE

BOARDMAN

LEYDEN

ASHLEY

TENNIS COURTS

Z-13790

440 WILLIAM F. MCCLELLAN HIGHWAY, EAST BOSTON

J.H.L. NOYES PLAYGROUND

NAVAL RESERVATION

UNDERGROUND

TANKS

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90

Z-13807
Allied Auto Body
47 Preble Street
South Boston

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Use premises for storage of cars awaiting repair and towed cars.

Violation(s): Outdoor storage of damaged or disabled cars is forbidden use.

VOTED:

In reference to petition Z-13807, Allied Auto Body, 47 Preble Street, South Boston, for forbidden use to use premises for storage of cars awaiting repair and towed cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends Denial. Proposal would exacerbate a condition which presently impacts negatively on this densely populated residential neighborhood.

Preble Street is a heavily trafficked mixed residential/commercial street surrounded by a residential neighborhood. Outdoor storage of damaged cars and a tow lot at this location is unwarranted in that it would increase significantly public safety concerns related to increased traffic to the site. Additionally, site plan indicates no on-site circulation.



Z-13807

47 PREBLE STREET, SOUTH BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13808
Catherine Lennon Trustee
215 Harvard Avenue
Allston

Site: Three story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from twelve apartments to same and two offices.

Violation(s): Excessive floor area ratio
Barrier free access
Interim Planning Overlay District

VOTED: In reference to petition Z-13808, Catherine Lennon Trustee, 215 Harvard Avenue, Allston, for two variances for change of occupancy from twelve apartments to same and two offices in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with proviso that appellant provide full barrier-free access from the rear entrance of his property, as well as at least one designated handicapped parking space. Proposed office uses are consistent with development patterns in this mixed residential/commercial area. Allston-Brighton PZAC recommended approval.



0213808

215 HARVARD AVENUE, ALLSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13810
Owen Kiernan
79 Bay State Place
South Boston

Site: 1700 square feet of land

District(s): Manufacturing (M-1)

Purpose: Combine lots, erect two-family dwelling

Violation(s): Two-family dwelling is forbidden use.

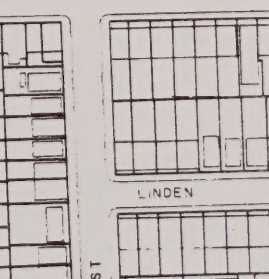
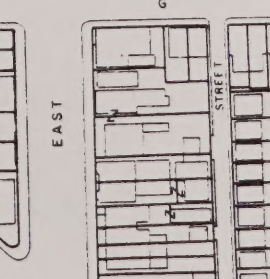
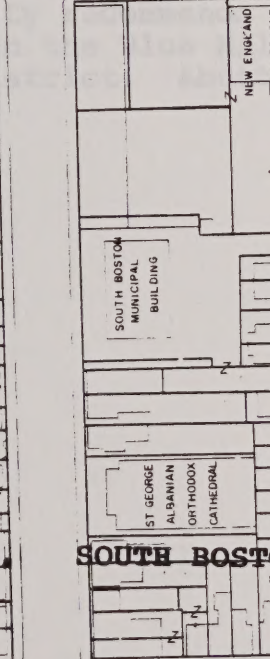
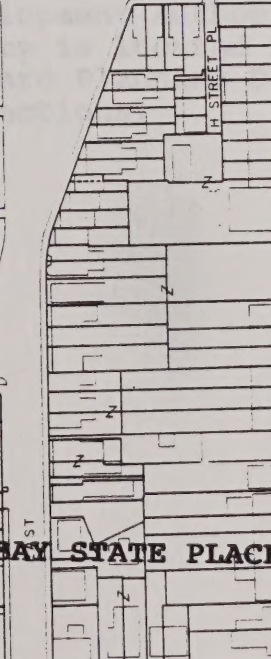
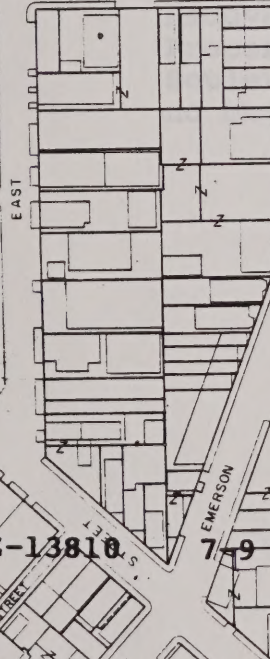
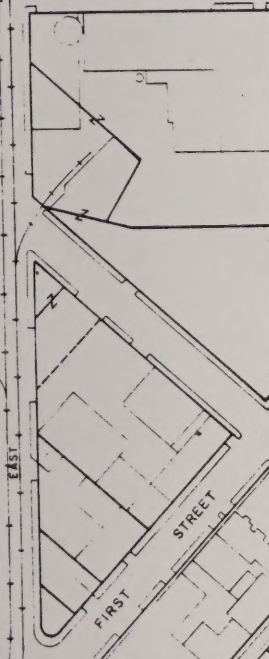
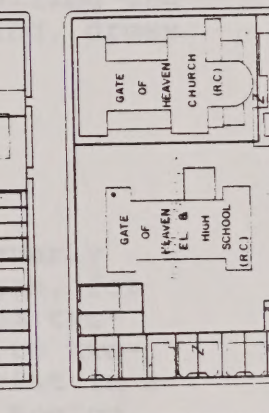
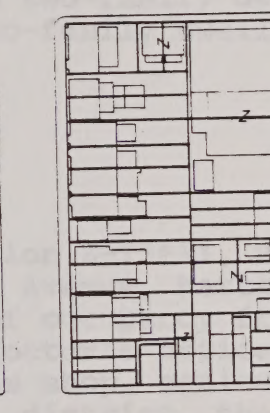
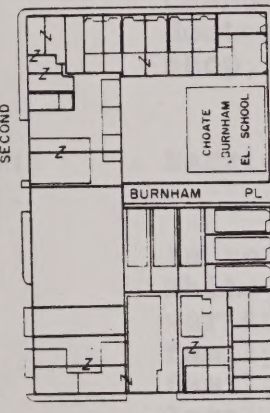
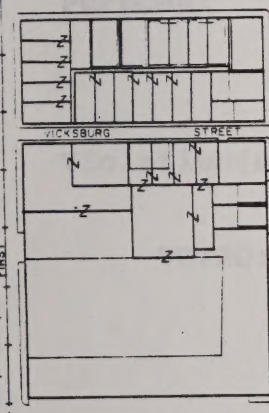
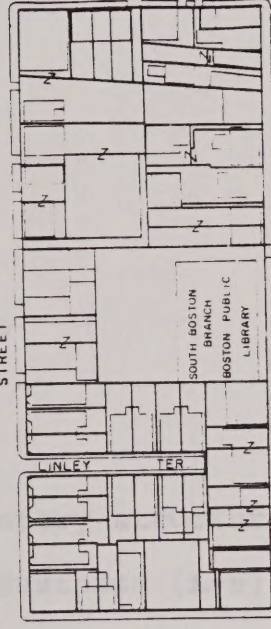
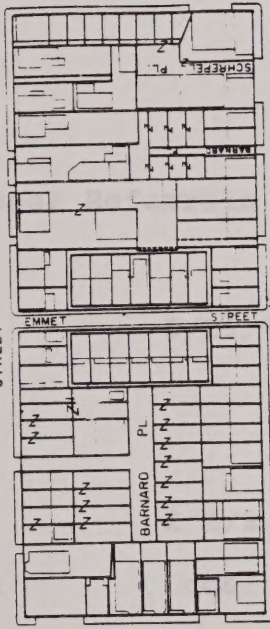
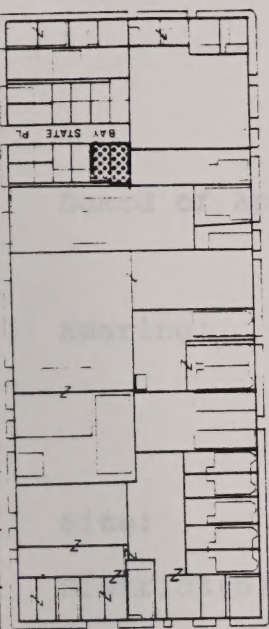
Off street parking not allowed in front yard
nor within five feet of side lot line.

Insufficient lot area, width, frontage, open
space, rear yard.

Excessive floor area.

VOTED:

In reference to petition Z-13810, Owen
Kiernan, 79 Bay State Place, South Boston,
for forbidden use and eight variances to
erect two-family dwelling in a manufacturing
(M-1) district, the Boston Redevelopment
Authority recommends Approval. Siting and
design are consistent with this three-story
residential street. Three off street parking
spaces provided. No apparent negative
impact.



Z-13810

7-9 BAY STATE PLACE

SOUTH BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90

Z-13811
Beverly White
1557 Blue Hill Avenue
Mattapan

Site: 2 1/2 story structure

District(s): Local Business (L-5)

Purpose: Change occupancy from two-family dwelling and doctor's office to two-family dwelling, dress shop, manicurist.

Violation(s): Barrier free access.

VOTED:

In reference to petition Z-13811, Beverly White, 1557 Blue Hill Avenue, Mattapan, for variance for change of occupancy from two-family dwelling and doctor's office to two-family dwelling, dress shop, manicurist in a local business (L-.5) district, the Boston Redevelopment Authority recommends Approval. Property is located in the Blue Hill Avenue Boulevard Planning District. Abutters have no objections.



Z-13811

1557 BLUE HILL AVENUE, MATTAPAN

MATTAPAN SQUARE

MBTA

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13812
Joseph LaRosa
222 Huntington Avenue
Hyde Park

Site: 2 1/2 story structure

District(s): Residential, single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area, off street parking.

Excessive floor area.

VOTED: In reference to petition Z-13812, Joseph LaRosa, 222 Huntington Avenue, Hyde Park, for two forbidden uses and three variances for change of occupancy from two- to three-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends Denial without prejudice. Basement unit. Unwarranted precedent. Proposal is inconsistent with and would adversely impact one-family properties on Huntington Avenue.



Z-13812

222 HUNTINGTON AVENUE,

HYDE PARK

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13818 & Z-13819
Louie Roberto
276-286 Bennington Street
East Boston

Site: Two story structure

District(s): General Business (B-1)

Purpose: Change occupancy from retail store and bakery to same and function hall; use premises for customer parking.

Violation(s): Parking lot is forbidden use.
Insufficient off street parking, barrier free access.

Interim Planning Overlay District

VOTED: In reference to petition Z-13818 & Z-13819, Louie Roberto, 276-286 Bennington Street, East Boston, for forbidden use and three variances for change of occupancy from retail store and bakery to same and function hall and use premises for customer parking in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Deferral. Site is located in the Day Square Subdistrict, the Day Square Neighborhood Business District and along the Bennington Street Boulevard Planning District in the East Boston Interim Planning Overlay District. The combined proposals would result in demolition of three businesses adjacent to the proposed function hall to serve as parking. The sites are located in the heart of Day Square and any demolition in the business district would have significant impacts on the Square and the abutting neighborhood. This case is extremely controversial and caused much community concern. The PZAC is holding a public hearing on May 9, 1990, to discuss this case before the community. Appellant should appear before the community prior to any Board of Appeal action.



2-13818-19

276-286 BENNINGTON STREET,

EAST BOSTON

1
Board of Appeal Referrals

5/10/90

48

Hearing: 5/29/90 Z-13821
New England Deaconess
Hospital
50 Binney Street
Boston

Site: Four story structure

District(s): Apartment (H-3)

Purpose: Erect addition to laboratory-office
structure.

Violation(s): Excessive floor area.

VOTED: In reference to petition Z-13821, New England Deaconess Hospital, 50 Binney Street, Boston, for variance to erect addition to laboratory-office structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for design review approval. The project is small in scale and represents nothing injurious to the neighborhood.



2-13821 50 BINNEY STREET, BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13824
Terry Monaghan
51 Sawyer Avenue
Dorchester

Site: Three story structure

District(s): Residential, two-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-13824, Terry Monaghan, 51 Sawyer Avenue, Dorchester, for forbidden use and variance for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Deferral. Proposal requires more community review. Concerns are: increased density, off street parking, adequate living conditions in basement apartment.



Z-13824

51 SAWYER AVENUE,

DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13826
Shell Oil Company
65 Rear Boston Street
Dorchester

Site: Gas Service Station

District(s): Manufacturing (M-1)

Purpose: Increase storage capacity of flammable
liquids from 35,100 to 50,000 gallons.

Violation(s): Extension of non conforming use.

VOTED: In reference to petition Z-13826, Shell Oil
Company, 65 Rear Boston Street, Dorchester,
for extension of non conforming use for
increase of storage capacity of flammable
liquids from 35,100 to 50,000 gallons in a
manufacturing (M-1) district, the Boston
Redevelopment Authority recommends Approval
with proviso that facility comply with Board
of Appeal guidelines for gas service station.



Z-13826

65R BOSTON STREET

DORCHESTER

Board of Appeal Referrals

5/10/90

Hearing: 5/15/90 Z-13862
Ronald Stidsen
37 Union Street
Boston

Site: Three-story structure

District(s): General business (B-8)

Purpose: Change occupancy from restaurant, retail store to take out restaurant and retail stores; erect two signs.

Violation(s): Take out restaurant is conditional use.
Signage is conditional use.
Barrier free access.

VOTED: In reference to petition Z-13862, Ronald Stidsen, 37 Union Street, Boston, for two conditional uses and variance for change of occupancy from restaurant and retail store to take out restaurant and retail store and erect two signs (R-.8) district, the Boston Redevelopment recommends Approval with the following provisos: that the business' logo appear on all paper products; that deliveries and trash pick-ups do not occur between the hours of 8:00 a.m. and 10:00 a.m. or 4:00 p.m. and 6:00 p.m.; that plans be reviewed by the Boston Landmarks Commission.

Appellant seeks to add a take-out use to the building which legally houses a sit-down restaurant and a retail store. The site is a proper one for the proposed take-out establishment and will not detract from the historic character of the Blackstone Block. Further, due to the excessively small size of the establishment and narrow sidewalk in front of the building, it would be infeasible to install a ramp which would allow barrier free access.



Board of Appeal Referrals

5/10/90

Hearing:

5/15/90

Z-13902

1686 Realty Trust

1686 Commonwealth Avenue
Brighton

Site:

Three story structure

District(s):

Local business (L-1)

Purpose:

Change occupancy from auto sales and service, auto body repair, day care to offices, retail, take out restaurant, research and development, auto storage and garage, new and used car sales and service, auto body repair, warehouse.

Violation(s):

Retail, take out restaurant, parking garage are conditional uses.

Warehouse is forbidden use.

Insufficient off street parking, barrier free access.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-13902, 1686 Realty Trust, 1686 Commonwealth Avenue, Brighton, for three conditional use, forbidden use, two variances for change of occupancy from auto sales and service, auto body repair, day care to offices, retail, take out restaurant, research and development, auto storage and garage, new and used care sales and service auto body repair, warehouse in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with proviso that appellant comply with barrier-free access requirements. Appellant has agreed to withdraw his request for a conditional use permit for a take-out restaurant (36A). Other proposed uses for the property are compatible with area zoning and surrounding residential neighborhood. Appellant has greatly improved the property and has added a ramp for handicapped access. He also agreed to provide barrier-free access as required by the Code. Allston-Brighton PZAC recommended approval, except for the take-out restaurant use.



Z-13902

1686 COMMONWEALTH AVENUE, BRIGHTON

Board of Appeal Referrals

5/10/90

Hearing: 5/15/90 Z-13923
Greg Roso
30-32 Porter Street
East Boston

Site: Three story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and restaurant to two-family dwelling and automatic switching station for cellular phones.

Violation(s): Automatic telephone exchange is conditional use.

Interim Planning Overlay District

VOTED:

In reference to petition Z-13923, Greg Roso, 30-32 Porter Street, East Boston, for conditional use for change of occupancy from two-family dwelling and restaurant to two-family dwelling and automatic switching station in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Denial. Site is located in the Central Square subdistrict and the Central Square Neighborhood Business District of the East Boston Interim Planning Overlay District on the corner of London and Porter Street directly across from the Sumner Callahan Tunnel tollbooth plaza. The existing structure is a three story wood frame building which completely occupies the site - no yards at all. The building is currently comprised of two residential units on the second and third floors; the first floor was previously a coffee shop/restaurant and is now vacant. Site is located in close proximity to Central Square, one of the primary neighborhood business district. It also abuts the Paris Street Flats subdistrict, an extremely dense residential neighborhood. The proposed additional roof

structures pose a significant visual impact in an area already inundated with visual clutter vis a vis billboards. The proposed antennae is significantly higher than any other structure in the immediate area and would serve to increase the negative impacts associated with the many area non-building structures. In addition, the permanent removal of the commercial/retail space from the first floor of the building serves to decrease the neighborhood business district retail base that is essential to the vitality of Central Square. The proposal is in conflict with the following goals and objectives of the Interim Planning Overlay District as it pertains to the goals and objectives for the subdistrict and the neighborhood business district: to support compatible land uses and encourage buffers between conflicting uses, to protect views of downtown Boston, to prevent decline of neighborhood services and associated job loss, to improve the streetscape, to protect viability and integrity the district.



LEXINGTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

PRINCETON

SARATOGA

BENNINGTON

PORTER

LONG

SUMNER TUNNEL ENTRANCE

CALLAHAN TUNNEL EXIT

MUNICIPAL
GYMNASIUM
AND
BATHS

OHEL
JACOB
SYNAGOGUE

LAYMAN
SCHOOL

STREET

STREET

STREET

STREET

STREET

LINE

BULKHEAD

DECATUR

BORDER

LIVERPOOL

LONDON

FITZGERALD
SCHOOL

HAYNE

STREET

PLAYGROUND

Z-13923 30-32 PORTER STREET, EAST BOSTON

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-13947
Beckman Townhouse, Inc.
120-126 Newbury Street
Boston

Site: Six story structure

District(s): General business (B-3-65)

Purpose: Change occupancy from offices and stores to
same and secretarial school.

Violation(s): Secretarial school is conditional use.

VOTED:

In reference to petition Z-13947, Beckman Townhouse, Inc., 120-126 Newbury Street, Boston, for conditional use for change of occupancy from offices and stores to same and secretarial school in a general business (B-3-65) district, the Boston Redevelopment Authority recommends Approval. The legal use and occupancy of floors 2-5 of the subject property is currently office space (vacant). Prior to the building's use as office space, it housed the New England School of Law for many years. The appellant seeks to renovate floors 2-5 for classroom space for the Katherine Gibbs Secretarial School. There will be no exterior changes to the building.

The Newbury Street League and the Back Bay Association are not opposed to this petition. The Neighborhood Association of the Back Bay will make their comments known at the Board of Appeal hearing.



2-13947

120-126 NEWBURY STREET, BOSTON

55

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13950
William K. Krawec
70 Oak Street
Hyde Park

Site: 2 1/2 story structure

District(s): Residential, two-family (R-.5)

Purpose: Reconstruct front porches

Violation(s): Insufficient front yard

VOTED: In reference to petition Z-13950, William K. Krawec, 70 Oak Street, Hyde Park, for variance to reconstruct front porches in a residential (R-.5) district, the Boston Redevelopment Authority recommends Approval. Yard violation will not be increased. Property will be improved.



Z-13950

70 OAK STREET,

HYDE PARK

56

Board of Appeal Referrals

5/10/90

Hearing: 5/29/90 Z-13962
P. Carey Reid
51 Paine Street
Roslindale

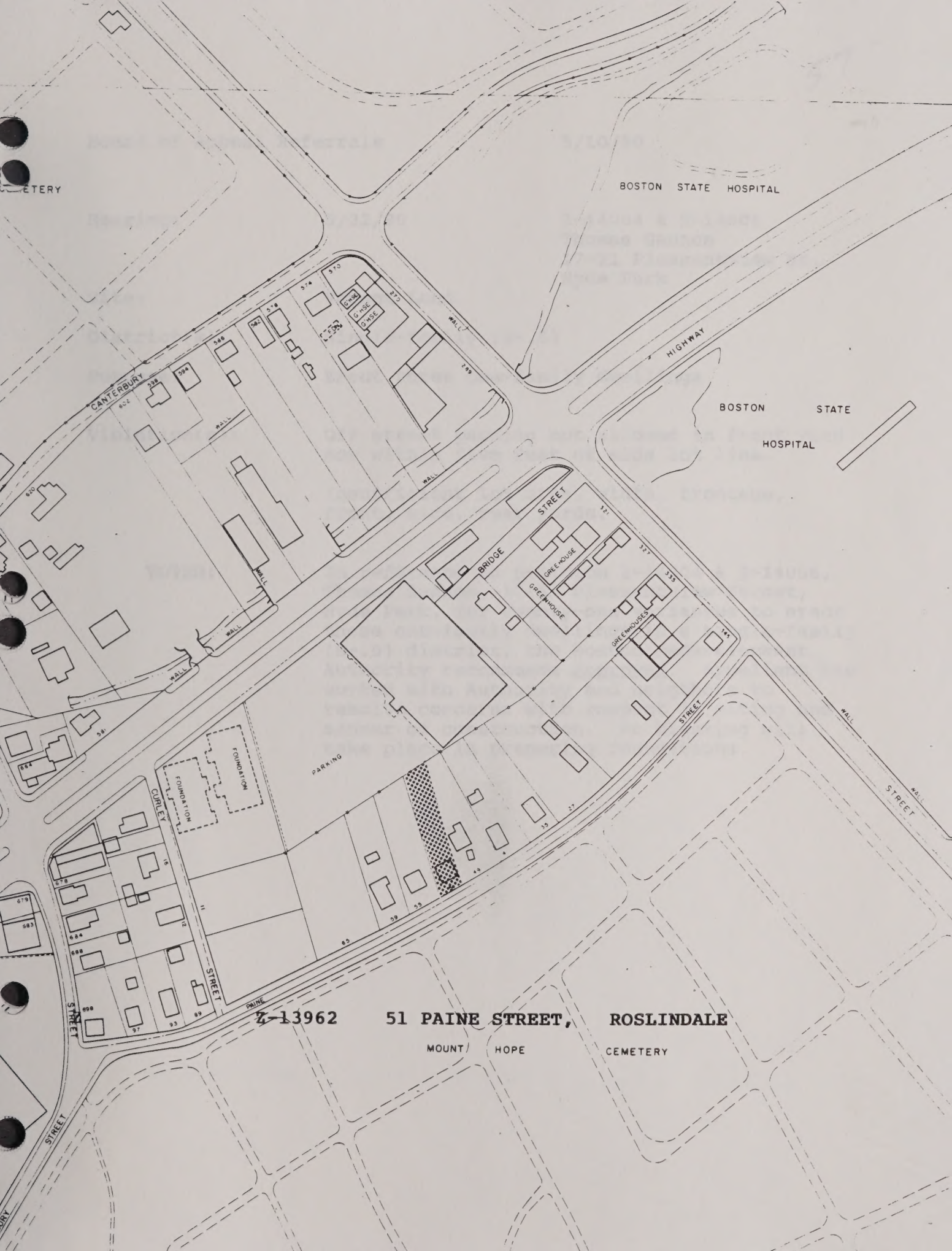
Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling

Violation(s): Insufficient lot width

VOTED: In reference to petition Z-13962, P. Carey Reid, 51 Paine Street, Roslindale, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends Approval. Proposed width is consistent with existing properties on the street.



0-13962

51 PAINE STREET,

ROSLINDALE

MOUNT HOPE

CEMETERY

57

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-14004 & Z-14006
Thomas Gannon
17-21 Pleasantview St.
Hyde Park

Site: Vacant Land

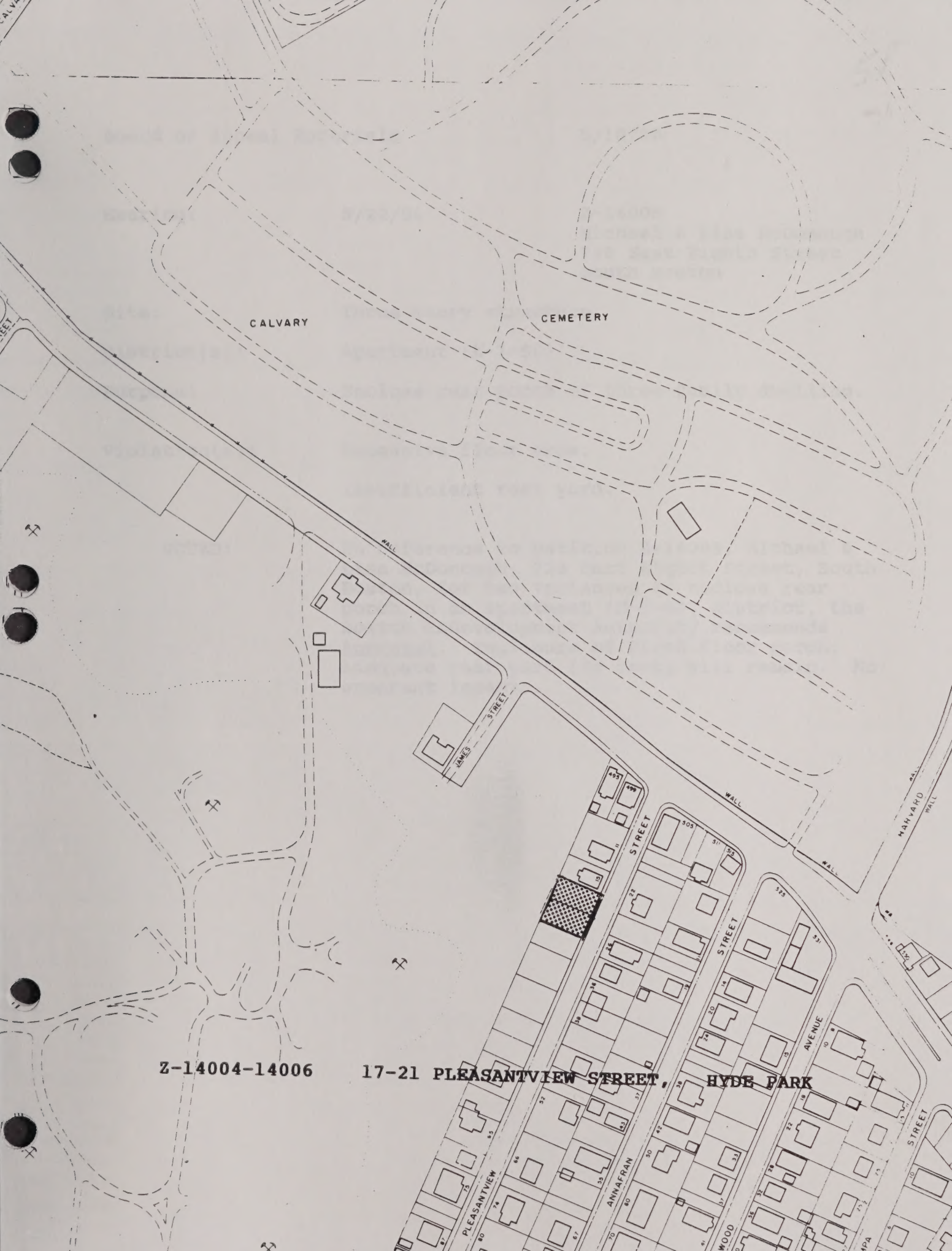
District(s): Single-family (S-.5)

Purpose: Erect three one-family dwellings

Violation(s): Off street parking not allowed in front yard
nor within five feet of side lot line.

Insufficient lot area, width, frontage,
front, side, rear yards.

VOTED: In reference to petition Z-14004 & Z-14006,
Thomas Gannon, 17-21 Pleasantview Street,
Hyde Park, for twenty-one variances to erect
those one-family dwellings in a single-family
(S-.5) district, the Boston Redevelopment
Authority recommends Approval. Appellant has
worked with Authority and neighbors to
resolve concerns with respect to siting and
manner of construction. No blasting will
take place in preparing foundations.



CALVARY

CEMETERY

Z-14004-14006

17-21 PLEASANTVIEW STREET, HYDE PARK

58

Board of Appeal Referrals

5/10/90

Hearing: 5/22/90 Z-14008
Michael & Lisa McDonough
728 East Eighth Street
South Boston

Site: Three story structure

District(s): Apartment (H-1-50)

Purpose: Enclose rear porch of three-family dwelling.

Violation(s): Excessive floor area.
Insufficient rear yard.

VOTED: In reference to petition Z-14008, Michael & Lisa McDonough, 728 East Eighth Street, South Boston, for two variances to enclose rear porch in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval. Enclosure of first floor porch. Adequate rear yard (34 feet) will remain. No apparent impacts.

EAST



SOUTH
BAPTIST
CHURCH

JOSEPH TACKERMAN
SCHOOL

STREET

FOURTH

CONVENT

NAZARETH
HIGH
SCHOOL

ST BRIGIDS
CHURCH
(R.C.)

CHURCH OF OUR
SAVIOR

ST. MATHEW
HIGH
THE REDEEMER

GASTON
SCHOOL
(E.L.)

CUTLER COURT

FIFTH

ONBLOW TER

SWALLOW

SIXTH

MONKS STREET

PETERS STREET

SEVENTH

VIKING ST

OLIVER WAZ
PERRY
SCHOOL

EIGHTH
SHIPTON TER

BARRET AVENUE

Z-14008

FLINT PLACE

228 EAST EIGHTH STREET, SOUTH BOSTON

HARDY STREET

STREET

ROAD

STREET

STREET

Board of Appeal Referrals

5/10/90

59

Hearing: N/S Z-14047
New England Hospital
1800 Columbus Avenue
Roxbury

Site: Hospital Complex

District(s): General business (B-1)

Purpose: Erect day care and office structure

Violation(s): Insufficient setback of parapet, barrier free access.

Interim Planning Overlay District

VOTED:

In reference to petition Z-14047, New England Hospital, 1800 Columbus Avenue, Roxbury, for two variances to erect day care and office structure in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by the Massachusetts Historical Society. New England Hospital for Women, as it was formerly known, is listed in the National Register of Historic Places. The center is made up of a cluster of buildings ranging architecturally from High Victorian Gothic, Utilitarian, and Georgian Revival to Classical Revival. The proposed use is consistent with the goals and objectives of Columbus Avenue Boulevard Planning District and the Washington Park South Subdistrict of the Roxbury Interim Planning Overlay District. PZAC supports.



Z-14047

1800 COLUMBUS AVENUE

ROXBURY

Board of Appeal Referrals

5/10/90

60

Hearing: 5/29/90 Z-14056
John Flaherty
322-324 E Street
South Boston

Site: Four story structure

District(s): General business (B-2)

Purpose: Change occupancy from three-family dwelling
and two stores to five-family dwelling and
two stores.

Violation(s): Dwelling converted for more families is
forbidden use.

Insufficient lot area, open space.

VOTED:

In reference to petition Z-14056, John Flaherty, 322-324 E Street, South Boston, for forbidden use and two variances for change of occupancy from three-family dwelling and two stores to five-family dwelling and two stores in a general business (B-2) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for design review approval. Proposal would reactivate this long dormant site located at the corner of E Street and West Broadway. The addition of two new units would reinforce the residential character of E Street while allowing the retail stores to remain appropriately, on West Broadway, a heavily trafficked mixed commercial/residential thoroughfare.



8-14056

322-324 E STREET, SOUTH BOSTON

PATRICK F GAY
JR HIGH
SCHOOL

ST AUGUSTINE
R C CHURCH

BIGELOW
SCHOOL
(EL.)

NORCROSS
SCHOOL
(EL.)

ST AUGUSTINE
CONVENT

ST AUGUSTINE
SCHOOL
(EL.)

BOYS CLUB
SOUTH BOSTON

GIRLS
CLUB

ST AUGUSTINE
CEMETARY

Board of Appeal Referrals

5/10/90

61

Hearing: 5/22/90 Z-14063
John C. Bristol
233-235 Bolton Street
South Boston

Site: Two story structure

District(s): Apartment (H-1-50)

Purpose: Erect rear deck

Violation(s): Insufficient rear yard

VOTED: In reference to petition Z-14063, John C. Bristol, 233-235 Bolton Street, South Boston, for variance to erect rear deck in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval. Proposal will be an improvement to existing unfinished rear yard. Petitioner should be encouraged to provide a minimum setback of two feet from each side to allow for increased privacy. No negative impacts are anticipated.



Z-14063

233-235 BOLTON STREET, SOUTH BOSTON

Board of Appeal Referrals

5/10/90

Hearing:

5/29/90

Z-14066

MLK Realty Trust

46-50 Alpha Road

Dorchester

Site:

Vacant land

District(s):

Residential, three-family (R-.8)

Purpose:

Erect three-family dwelling

Violation(s):

Insufficient lot area, rear yard

VOTED:

In reference to petition Z-14066, MLK Realty Trust, 46-50 Alpha Road, Dorchester, for two variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval with proviso that plans with particular respect to architectural continuity, height, buffer fence, exterior materials, landscaping be submitted to the Authority for Design Review approval.



2-174066

46-50 ALPHA ROAD

DORCHESTER

